

**BY SPEED POST AD/EMAIL**

**WITHOUT PREJUDICE**

Ref. No. AFL/CO/2026-27/Legal/Oct/1071

October 14, 2026

**SALE NOTICE**

(under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

To,

|    |                                                                                                                                                                                        |    |                                                                                                                                                                                                   |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <b>OZONE Lifestyle Projects Private Limited</b><br><br>Having registered office at<br>2nd Floor No. 35/1, Yellappa Chetty<br>Layout, Civil Station,<br>Ulsoor Road, Bangalore- 560 042 | 2. | <b>Tuscan Consultants &amp; developers Private Limited</b><br><br>Having registered office at<br>2nd Floor, No. 35/1, Yellappa Chetty<br>Layout, Civil Station Ulsoor Road,<br>Bangalore- 560 042 |
| 3. | <b>Selene Estate Limited</b><br><br>Having registered office at<br>New No.63,<br>GN Chetty Road, T Nagar,<br>Chennai, Tamil Nadu- 600017                                               |    |                                                                                                                                                                                                   |

**Re:** Sale of Secured Assets on "As is where is And As is what is" basis (under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

**Sub:** E – Public Auction cum Sale Notice of the Secured Asset(s)

**Dear Sir/Madam,**

Your kind attention is invited to provisions of sub-sections (8) of section 13 of the SARFAESI Act where under you can tender the entire outstanding dues of **Rs. 3,35,39,690/- (Rupees Three Crores Thirty Five Lakhs Thirty Nine Thousand Six Hundred and Ninety Only)** as on **27<sup>th</sup> March 2026** (amount o/s as on the date of the demand notice dated 21<sup>st</sup> August, 2023 issued u/s 13(2) of SARFAESI Act) – Rs. 6,50,91,550 (Rupees Six Crore Fifty Lakh Ninety-One Thousand Five Hundred Fifty Only) with further interest at the contractual rates, along with default/penal

**Regd. Office**

Axis Finance Limited, 'Axis House', Ground Floor,  
Pandurang Budhkar Marg, Worli, Mumbai - 400 025

Tel : 022-2425 2525 | Fax : 022-4325 3000

Email : info@axisfinance.in | Website : www.axisfinance.in

CIN : U65921MH1995PLC212675



**AXIS FINANCE**

**SCHEDULE - II**  
**DETAILS OF E-AUCTION**

| Description of Property /s     | As per SCHEDULE – I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|--|-----|----------|---------------|-----|---|--------|-----------------|----------------|---|---------|-----------------|----------------|---|---------|-----------------|----------------|
| Date & Time of e-Auction       | On:<br><br>23 <sup>rd</sup> November 2026<br><br>Time:<br><br>From: 11.00 am to: 12.00 noon<br><br>with unlimited extensions of 5 minutes each                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |
| Date & Time for Bid Submission | On: 21 <sup>st</sup> November 2026 - Before: 4:00 pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |
| RESERVE PRICE AND EMD          | <table><tr><th>Sr.</th><th>Flat No.</th><th>Reserve Price</th><th>EMD</th></tr><tr><td>1</td><td>D2-808</td><td>Rs. 47,00,000/-</td><td>Rs. 4,70,000/-</td></tr><tr><td>2</td><td>D2-1608</td><td>Rs. 47,00,000/-</td><td>Rs. 4,70,000/-</td></tr><tr><td>3</td><td>D3-2001</td><td>Rs. 67,00,000/-</td><td>Rs. 6,70,000/-</td></tr></table> <p>Note- Reserve Price is the price below which the Flat /property/s will not be sold). Earnest Money Deposit (EMD) is 10% of Reserve Price.</p> <p>Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only).</p> |                 |                |  | Sr. | Flat No. | Reserve Price | EMD | 1 | D2-808 | Rs. 47,00,000/- | Rs. 4,70,000/- | 2 | D2-1608 | Rs. 47,00,000/- | Rs. 4,70,000/- | 3 | D3-2001 | Rs. 67,00,000/- | Rs. 6,70,000/- |
| Sr.                            | Flat No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Reserve Price   | EMD            |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |
| 1                              | D2-808                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Rs. 47,00,000/- | Rs. 4,70,000/- |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |
| 2                              | D2-1608                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rs. 47,00,000/- | Rs. 4,70,000/- |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |
| 3                              | D3-2001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rs. 67,00,000/- | Rs. 6,70,000/- |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |
| Contact Person Details & Mob.  | Ms. Radhika Agarwal: +91 99201 77772                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                |  |     |          |               |     |   |        |                 |                |   |         |                 |                |   |         |                 |                |



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interest and other charges etc., till final payment/realization for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.

Please also note that if the entire outstanding dues together with the cost, charges and expenses incurred is not tendered before publication of notice for sale of the secured assets by public auction by inviting quotations tender from public or by private treaty you may not be entitled to redeem the secured asset(s).

Hence please take notice that the secured assets mortgaged to Axis Finance Limited more fully described in the "**SCHEDULE-I**" hereunder shall be sold by public e-auction to be held on **23<sup>rd</sup> November 2026** through [https://sarfaesi.auctiontiger.net /EPROC/](https://sarfaesi.auctiontiger.net/EPROC/) at **11:00 a.m. onwards**. For further details please refer to the notice published in the newspapers and at websites: <https://sarfaesi.auctiontiger.net/EPROC/> and [www.axisfinance.com](http://www.axisfinance.com)

Yours truly,  
For Axis Finance Limited

  
Authorized Officer

#### SCHEDULE – I

| <u>Description of Immovable Secured Asset</u> |          |       |             |
|-----------------------------------------------|----------|-------|-------------|
| All that piece & parcel of units              |          |       |             |
| No.                                           | Flat No. | Floor | Carpet Area |
| 1                                             | D3 2001  | 20    | 1052        |
| 2                                             | D2 1608  | 16    | 836         |
| 3                                             | D2 808   | 8     | 836         |

of Project "OZONE GREENS" located at 68/1A, Jalladianpet, near Perumbakkam main road, VGP Prabhu Nagar, Medavakkam, Chennai– 600100, Tamil Nadu, India along with the relevant car parking spaces and the undivided share of the Project land amenities along with the relevant car parking spaces and the undivided share of the Project land amenities.

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